



HISTORIC PRESERVATION COMMISSION MEETING JUNE 14, 2018

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
3:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. WORKSHOP
 - a. Discussion on History of 1080 Rucker Rd, 10 Cumming Street and 40 Cumming St.
- IV. ITEMS FROM BOARD MEMBERS
- V. ITEMS FROM STAFF
- VI. ADJOURNMENT

1080 Rucker Rd



1080 Rucker Rd



DESIGNATION OF A HISTORIC PROPERTY

1080 Rucker Road

a. Is the property of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; or

b. Does the property possess historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property; and

c. Is the property deemed worthy of preservation (and the benefits available due to such status) following reasons:

i. It is an outstanding example of a building representative of its era and over 75 years old;

Fulton County Tax Records state the home was built in 1900. The home is 118 years old.

ii. It is one of the few remaining examples of a past architectural style or type and over 75 years old; or

The home is an example of the Queen Anne style of architecture.

iii. Is The property a place associated with an event or person(s) of historic or cultural significance to the City, the region, the State, or the nation and over 75 years old.

This home is known as the Troy Rucker House. The Rucker family was one of the founding families of Milton County in the 1800's. The Ruckers moved to this area in approximately 1835. John Rucker as a pioneer, was a subsistence farmer growing cash crops such as cotton. Over the years he acquired extensive land holdings in the Crabapple area. His children became locally prominent in agriculture, agri-business, newspaper publishing and politics. The Rucker family was one of the earliest members of the Clear Springs Missionary Baptist Church, founded in 1858. Descendants are still represented in the church now located at Kimball Bridge Rd. Nancy Jane Rucker Manning walked two miles each way to attend the Alpharetta Male and Female Academy founded in 1871 by L.F. Rainwater. The private school held classes for elementary, intermediate and college students.

John Rucker was a Confederate soldier.

Napoleon Rucker, pitcher of the Brooklyn Club of the National League, was born in Alpharetta in 1886. After his baseball career, "Nap" became Mayor of Roswell.

DESIGNATION OF A HISTORIC PROPERTY

1080 Rucker Road

Crabapple native Johnny Rucker (Nap's nephew) played centerfield for the New York Giants from 1941 to 1946. Before becoming the "Crabapple Comet" he played at Milton High School and the University of Georgia.

There was a Rucker League for the Alpharetta Baseball team in the 1940's.

George D Rucker served as Postmaster for Milton County as well as editor of the American Free Press in the early 1900's.

10 Cumming Street



DESIGNATION OF A HISTORIC PROPERTY

a. Is the property of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; or

This property was home to a member of one of the founding families of Alpharetta – The Manning family.

b. Does the property possess historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property; and

c. Is the property deemed worthy of preservation (and the benefits available due to such status) following reasons:

i. It is an outstanding example of a building representative of its era and over 75 years old;

Fulton County Tax Records list the property as being built in 1911. It is 107 years old.

ii. It is one of the few remaining examples of a past architectural style or type and over 75 years old; or

The home was most likely a combination of "Prairie" and "Craftsman" styles that were popular in the 1900-1930's.

iii. Is The property a place associated with an event or person(s) of historic or cultural significance to the City, the region, the State, or the nation and over 75 years old.

It is known as the R.D. Manning House. The Manning family is one of the founding families of the City of Alpharetta. The Family owned a store believed to be just north of the downtown City Park on North Main Street. R.D. Manning was president of Milton County Bank and an insurance agent. He and wife Lizzie were reporters for the North Fulton Herald newspaper in their later years.

40 Cumming Street
Lewis Manning House



40 Cumming Street
Lewis Manning House



40 Cumming Street
Lewis Manning House



DRAFT

DESIGNATION OF A HISTORIC PROPERTY

- a. Is the property of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; or
- b. Does the property possess historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property; and

The Lewis Manning House at 40 Cumming Street possess historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property for the reasons listed below. The City Council requested the property be designated as condition #9 for Case # CLUP-17-02/Z1704 Taylor Morrison/40 Cumming Street on September 25, 2017. (See Attached Exhibit A, B and C)

- c. Is the property deemed worthy of preservation (and the benefits available due to such status) following reasons:

- i. It is an outstanding example of a building representative of its era and over 75 years old;

The property is over 75 years old. It was built in 1895.

- ii. It is one of the few remaining examples of a past architectural style or type and over 75 years old; or

It is an outstanding example of a Queen Anne style home.

- iii. Is The property a place associated with an event or person(s) of historic or cultural significance to the City, the region, the State, or the nation and over 75 years old.

The Lewis Manning House was built for Colonel Tom Lewis in 1895 and sold to the Manning family in 1905. The Manning family is one of the founding families of the City of Alpharetta. Mary Camp Manning and her brother sold 60 acres to the new Milton County in April 1858. Ms. Cora Lewis is credited as being the driving force behind the creation of the Alpharetta First Baptist Church in 1903. Sim Manning was editor of the local paper, the North Fulton Progress, during the Great Depression. He also served one term as Mayor.